



## Legislation Text

File #: O-629-23, Version: 1

Zoning & Planning Committee

**Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 1819 Canton Street, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.**

**SUMMARY & BACKGROUND:**

An application (Z-8003-23) for a proposed change in zoning for the property located at 1819 Canton Street, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On October 12, 2023, the Toledo City Plan Commission recommended approval of the request for a zone change from "IL" Limited Industrial to "CD" Downtown Commercial for the property located at 1819 Canton Street, Toledo, Ohio.

On November 15, 2023, the Toledo City Council Zoning and Planning Committee recommended approval of the request for a zone change from "IL" Limited Industrial to "CD" Downtown Commercial for the property located at 1819 Canton Street, Toledo, Ohio.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, are hereby authorized to be revised by changing the zoning district of that part of the City of Toledo more fully described as follows:

Lots 202 thru 211, 225 thru 234 & alley (to be vacated October 2023) adjoining the south line of Lots 203 thru 209 and 211 and adjoining the north line of Lots 227 thru 233 and Lot 225 in Woodruffs Addition (P.V page 71), in the City of Toledo, Lucas County, Ohio;

Commencing at a drill hole in a stone found in a monument box, at the intersection of Southard Avenue West (60 foot full right-of-way width) and North 12<sup>th</sup> Street (80 foot full right-of-way width);

Thence, South 00<sup>o</sup> 56' 1 1" East, along said North 12<sup>th</sup> Street, a distance of 67.00 feet to a point at the westerly prolongation of the south right-of-way line of Southard Avenue East (60 foot full right-of-way width);

Thence, South 89<sup>o</sup> 03' 49" East, along said prolonged line a distance of 40.00 feet to a KLF pin set at the northwest corner of Lot 202, said KLF pin being the Point of Beginning of the real property herein described;

Thence continuing, North 89<sup>o</sup> 03' 49" East, along the said south right-of-way line of Southard Avenue east, a distance of 503.00 feet to a KLF pin set at the northeast corner of Lot 210 and intersecting the west right-of-way line of Canton Street (60 foot full right-of-way width);

Thence, South 00<sup>o</sup> 56' 07" East along said west right-of-way line, a distance of 251 .00 feet to a KLF pin set at the southeast corner of Lot 226 and intersecting the north right-of-way line of vacated Smith Street by Ord. 823-06 and 236-18;

Thence, South 89° 03' 49" West along said north right-of-way line a distance of 502.99 feet to a KLF pin set at the southwest corner of Lot 234 and intersecting the east right-of-way line of said North 12<sup>th</sup> Street; Thence, North 00° 56' 1 1" West, along said east right-of-way line a distance of 251 .00 feet to the Point-of-Beginning.

This legal description was prepared by Steven D. Coder, P.S. 7962 of Kleinfelder Inc. and is based upon an actual field survey performed under my direct supervision in October 2022. Basis of Bearing; from State Plane Co-ordinates; Ohio VRS, 3401 Ohio north, adj.201 1 . The property described in the name of Board of Lucas County Commissioners, claims title by O.R.20070430-00251 55 and 20230531-0016956 contains as follows:

LC Parcel#	Acres	
1 631204	1.3625	O.R 20070430-00251 55
1631304	0.6839	O.R 23230531-001 6956
1 631324	0.4077	O.R 23230531-001 6956
1 631291	0.2709	O.R 23230531-001 6956
1 5' wide Alley	<u>0.1732</u> 2.8982	

SECTION 2. The Secretary of the Toledo City Plan Commission is hereby authorized and directed to make the said change on the original zoning maps.

SECTION 3. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that the Ordinance must be immediately effective in order to provide for the orderly regulation and use of the property and to protect the land value in the area.

Vote on emergency clause: yeas \_\_\_\_\_, nays \_\_\_\_\_.

Passed: \_\_\_\_\_, as an emergency measure: yeas \_\_\_\_\_, nays \_\_\_\_\_.

Attest: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

\_\_\_\_\_.

Attest: \_\_\_\_\_  
Clerk of Council